

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Kingstonian Project		
Project Location (describe, and attach a general location map): North Front Street and Fair Street Extension, City of Kingston (location map attached)		
Brief Description of Proposed Action (include purpose or need): The project involves the redevelopment of the City of Kingston parking garage property, the Herzogs Supply Co., Inc. warehouse property and the Uptown Grill property (also owned by Herzogs Supply Co., Inc.). The proposed project includes the following elements: 420 car parking garage, 129 apartment units, 32 room hotel, 8,950 Sq. Ft. of retail space, a pedestrian plaza area, and an elevated pedestrian link to connect to Kingston Plaza. Parcels of Land include: City Parking Garage (1.43 acres), Herzogs warehouse (0.49 acres), and Uptown Grille (0.49 acres), along with portions of Fair Street Extension and a small pocket park owned by the City of Kingston. The project further includes consolidation of several tax parcels (subdivision-lot line deletions). SEQRA Type 1 Action pursuant to 6NYCRR Parts 617.4(b), (6)(iv) and 6NYCRR 617.4(b)(9).		
Name of Applicant/Sponsor: Kingstonian Development, LLC and JM Development Group, LLC	Telephone: 845-486-4700	
	E-Mail: jab@bonurahospitality.com	
Address: 2975 Route 9W		
City/PO: New Windsor	State: NY	Zip Code: 12553
Project Contact (if not same as sponsor; give name and title/role): same as sponsor	Telephone: 845-486-4700	
	E-Mail: jab@bonurahospitality.com	
Address: same as above		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Herzogs Supply Co., Inc. and City of Kingston	Telephone: 845-338-6300; 845-331-0080	
	E-Mail: brad@herzogs.com; mayor@	
Address: 151 Plaza Road (Herzogs) and 420 Broadway (City of Kingston)		
City/PO: Kingston	State: NY	Zip Code: 12401

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Sale or Lease of Land/Closing of Fair St Ext	December 2018
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Site Plan and Special Use Permit	December 2018
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Area variance(s)-possible, not definite	December 2018
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic Landmarks Commission, City of Kingston Public Works, Water Dept	December 2018
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ulster County IDA Ulster County Planning Board	December 2018
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Funding of portions of project(Empire St. Dev) NYSDEC SPDES General Permit for Stormwater	January 2019
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):
NYS Heritage Areas:Kingston

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

C-2 Zone, Mixed Use Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Kingston City Schools

b. What police or other public protection forces serve the project site?
Kingston Police Department

c. Which fire protection and emergency medical services serve the project site?
Kingston Fire Department

d. What parks serve the project site?
All City Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed Use, Residential, Hotel, Commercial, and Municipal Parking

b. a. Total acreage of the site of the proposed action? _____ 2.4 acres
b. Total acreage to be physically disturbed? _____ 2.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.4 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Lot Line Revision/Consolidation

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____ ☐ Yes ☒ No

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No
i. If No, anticipated period of construction: _____ 15 months

ii. If Yes:
• Total number of phases anticipated _____ 1
• Anticipated commencement date of phase 1 (including demolition) _____ 9 month _____ 2019 year
• Anticipated completion date of final phase _____ 12 month _____ 2020 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

☒ Yes ☐ No

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	129			
At completion				
of all phases	129			

g. Does the proposed action include new non-residential construction (including expansions)?

☐ Yes ☐ No

- If Yes,
- i. Total number of structures 2
 - ii. Dimensions (in feet) of largest proposed structure: 48 height; 170 width; and 380 length
 - iii. Approximate extent of building space to be heated or cooled: 176,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

☐ Yes ☒ No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

☐ Yes ☒ No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials?
If yes, describe. _____ ☐ Yes ☐ No
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? ☐ Yes ☐ No
- ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

☐ Yes ☒ No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 28,320 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Kingston Water Department
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: Upland Reservoirs in the Town of Woodstock, Mink Hollow Watershed

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 28,320 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Kingston Wastewater Treatment Facility
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☒ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ 2 _____

iii. Parking spaces: Existing 120 Proposed 420 Net increase/decrease 300

iv. Does the proposed action include any shared use parking? ☒ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
The project will close a portion of Fair Street Extension as a through road.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
160,000-220,000 kw-hours per month

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local Utility Grid

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____ 7 am - 4 pm
- Saturday: _____ 7 am - 4 pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 24 hrs
- Saturday: _____ 24 hrs
- Sunday: _____ 24 hrs
- Holidays: _____ 24 hrs

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No
 If yes:
 i. Provide details including sources, time of day and duration:
 During construction there will be construction equipment operating on the site from 7 AM until 4 PM, 5-6 days per week.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No
 Describe: _____

n.. Will the proposed action have outdoor lighting? ☒ Yes ☐ No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 LED shielded light fixtures in all public areas, with average foot-candle distribution in the range of 1-2, consistent with Dark Sky standards.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No
 If Yes:
 i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ 40-50 tons per _____ week (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Will attempt to crush and re-use masonry components of two buildings to be demolished.

 • Operation: aggressively promote recycling within the complex

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: C & D Landfill disposal of portions of old warehouse building and diner to be demolished.

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing: _____

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Senate House Museum

ii. If mix of uses, generally describe: _____

Urban and commercial Mixed Uses which are consistent with the development pattern in the area of the City which are proximate to the project.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.6	2.5	no change
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Landscaped Areas</u>		0.1	

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No
If Yes,
i. Identify Facilities:
Group home(s) generally located in the uptown area within 1/4 mile of the site. _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): C356035
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Project was given certificate of completion on 12/03/2010. It is now a CVS Pharmacy. _____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ greater than 80 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

ML(made land)	_____	70 %
PmD (Plainfield Sandy Loam)	_____	20 %
Un(Unadilla Silt Loam)	_____	10 %

d. What is the average depth to the water table on the project site? Average: _____ 10-20 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 65 % of site
☒ 10-15%: _____ 25 % of site
☒ 15% or greater: _____ 10 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100 year Floodplain? ☒ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☒ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Northern Long-eared Bat</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>An endangered species report will be prepared for the project.</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☒ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: Kingston Stockade District, Senate House

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

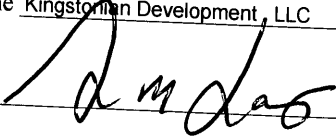
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

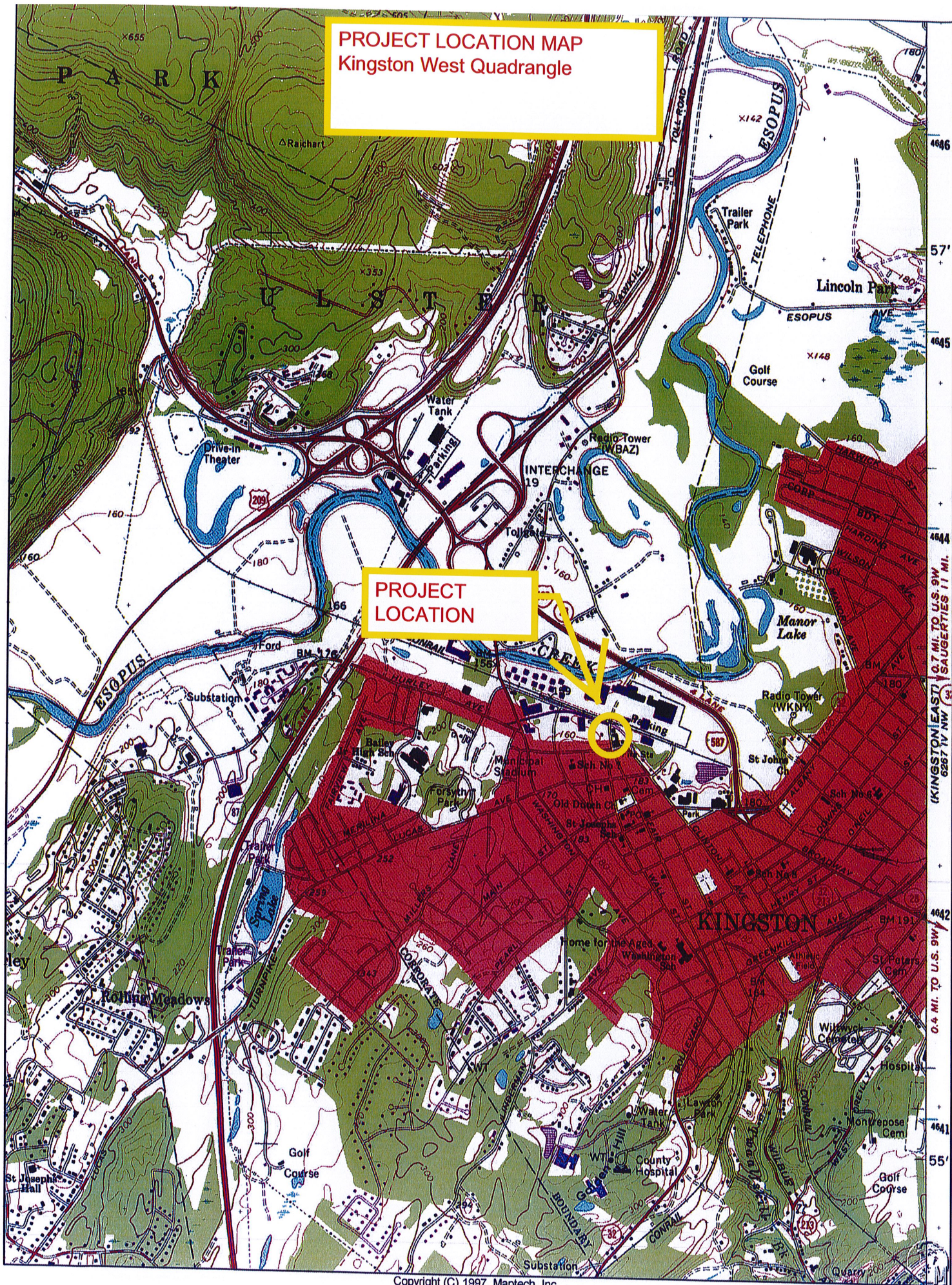
Applicant/Sponsor Name Kingston Development, LLC Date 11/27/17

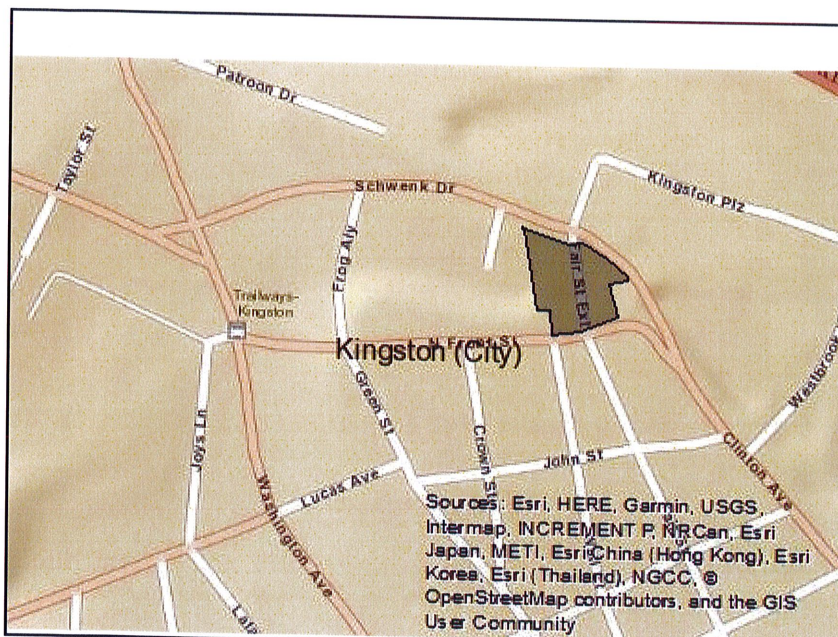
Signature  Title Project Engineer

PRINT FORM

PROJECT LOCATION MAP
Kingston West Quadrangle

PROJECT
LOCATION





Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Kingston
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C356035
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer

E.2.ii. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Kingston Stockade District, Senate House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

RISELEY & MORIELLO
ATTORNEYS AT LAW
111 Green Street
Post Office Box 4465
Kingston, New York 12402
E-Mail: mike@moriellolaw.com

Richard F. Riseley
Michael A. Moriello

Tel: (845) 338-6603
Fax: (845) 340-1614

SEQRA LONG EAF, PART 1 ADDENDUM
KINGSTONIAN DEVELOPMENT, LLC AND
JM DEVELOPMENT GROUP, LLC APPLICATION:
CITY OF KINGSTON PLANNING BOARD

I. SEQRA CLASSIFICATION:

The Kingstonian Project is classified as a Type I Action under the SEQRA Regulations, owing to the effect of 6 NYCRR Parts 617.4(b)(6)(iv) and 617.4(b)(9) as follows:

1.) In a city having a population of 150,000 persons or less, a facility with more than 100,000 square feet of gross floor area; and,

2.) Any Unlisted or Type I Action occurring wholly or partially within or substantially contiguous to any historic building structure, facility or prehistoric site.

Once the City of Kingston has had an opportunity to conduct initial review of the project Application, it is requested that the Planning Board circulate its Notice of Intent to Serve as Lead Agency for coordinated SEQRA review to all involved and interested agencies, pursuant to 6 NYCRR Part 617.6(b)(3)(i) [A copy of a draft Notice of Intent to Serve as Lead Agency is annexed hereto and made a part hereof as Exhibit "A"].

Application documentation is hereby supplemented by The Kingstonian Project SEQRA/Permitting Addendum to the Long EAF, Part 1.

II. PERMITS AND APPROVALS:

A coordinated Type I Action SEQRA review will further necessitate review by additional administrative authorities for the requisite approvals. In this regard, a listing of the agencies ascertained by the Applicant for SEQRA review and the applicable regulatory authority governing said review and requisite permitting is as follows:

A.) Involved Agencies:

1. City of Kingston Planning Board.

i.) Site Plan Approval.

- ii.) Special Use Permit Approval.
 - iii.) SEQRA Approval.
 - iv.) Lot Line Revision.
- 2. City of Kinston Common Council.
 - i.) Closing of a City Street.
 - ii.) Sale of Land or Easement Conveyance.
 - iii.) Deviated PILOT Review.
- 3. New York State Department of Environmental Conservation
 - i.) SPDES General Permit for Stormwater Discharges.
- 4. City of Kingston Department of Public Works.
 - i.) Curb Cut Permit.
 - ii.) Sewer Tap.
- 5. City of Kingston Zoning Board of Appeals.
 - i.) Area Variances for Floor Area Ratio and Height.
- 6. City of Kingston Historic Landmarks Commission.
 - i.) Notice of Preservation of Action.
- 7. Ulster County Industrial Development Agency.
 - i.) Deviated PILOT Agreement.
- 8. City of Kingston Water Department.
 - i.) Water Tap.
- 9. City of Kingston Consolidated School District.
 - i.) Deviated PILOT Review.
- 10. Empire State Development Corporation.
 - i.) Approval of Grants.
(Restore New York, Consolidated Funding Application
and Downtown Revitalization Initiative)
- a.) Statutory Authority:
 - 1.) City of Kingston Zoning Law.

- 2.) City of Kingston Code.
- 3.) Sections 20, 27-A, 27-B, 32, 33, 34 and 83 of the General City Law of New York State.
- 4.) SPDES GP-0-15-002 General Permit for Stormwater Discharges.
- 5.) City of Kingston Subdivision Regulations.
- 6.) SEQRA [6 NYCRR Part 617 et. seq.]
- 7.) Article 18-A of the New York State General Municipal Law.
- 8.) Article 4 of the New York State Economic Development Law.

B.) Interested Agencies:

1. Ulster County Planning Board.
 - i.) Referral and Recommendation on Site Plan and Special Use Permit.
2. City of Kingston Building Inspector.
 - i.) Building Permit.
 - ii.) Demolition Permit.
 - iii.) Certificate of Occupancy.
 - iv.) Fire/Safety Inspections.
 - v.) Flood Plain Development Permit.
3. New York State Office of Parks, Recreation and Historic Preservation.
 - i.) No Adverse Effect Letter.
4. Ulster County Health Department.
 - i.) Sewer/Water Hookups.
 - ii.) Food Service Permit.
5. City of Kingston Historic Preservation Commission.
6. Heritage Area Commission.
7. Friends of Historic Kingston.
8. United States Fish and Wildlife Service.
9. United States Department of the Army Corps of Engineers.
10. City of Kingston Fire Department.

11. City of Kingston Police Department.
 12. City of Kingston Engineering Department.
 13. City of Kingston Community Development.
 14. Ulster County Legislature.
 15. City of Kingston Assessor.
 16. Kingston Local Development Corporation.
 17. New York State Department of Transportation.
 18. Ulster County Department of Public Works.
 19. City of Kingston Mayor.
 20. New York State Teacher's Association.
 21. Kingstonian Development, LLC.
 22. JM Development Group, LLC.
 23. Herzogs Supply Co., Inc.
 24. Other Interested Agencies as Identified by the Lead Agency.
- a.) Statutory Authority.
- 1.) City of Kingston Zoning Law.
 - 2.) City of Kingston Code.
 - 3.) Section 239-m of the General Municipal Law of New York State.
 - 4.) Section 14.09 of the Historic Preservation Law of New York State.
 - 5.) Article 11 of the Public Health Law of New York State.
 - 6.) 33 CFR Part 330, et. seq.
 - 7.) 16 USC 1531, et. seq.
 - 8.) City of Kingston Code.

The foregoing is not meant to be an exhaustive list of all agencies and statutory authority which may be part of the review of this project and the Applicant hereby incorporates all additional agencies and/or regulations herein as if fully set forth for all future administrative review procedures.

III. PROJECT CONSULTANTS:

The following is a current listing of the project consultants and their respective areas of expertise for the project.

1. Riseley and Moriello, PLLC: Legal
Michael A. Moriello, Esq.
PO Box 4465
Kingston, New York 12402
2. Brinnier & Larios, PC: Engineering
Dennis M. Larios, PE
67 Maiden Lane
Kingston, New York 12401
3. Creighton Manning Engineering: Traffic
Kenneth Wersted, PE
2 Winners Circle, Suite 201
Albany, New York 12205
4. Mackenzie Architects, PC: Architecture/Visuals
Steven Mackenzie, RA
162 Battery Street
Burlington, Vermont 05401
5. Ecological Solutions LLC: Endangered/Threatened
Species/Wetlands
Mr. Michael Nowicki
1248 Southford Road
Southbury, Connecticut 06488
6. Joseph E. Diamond, PhD: Cultural
290 Old Route 209
Hurley, New York 12443
7. Camoin Associates: Fiscal
120 West Avenue, #303
Saratoga Springs, New York 12866

IV. ZONING AND LAND USE REGULATIONS:

The project is located within the Central Commercial (C-2) District and the Mixed Use Overlay (MUO) District, wherein the following uses are permitted.

- i.) Retail Stores.
- ii.) Public and Private Off-Street Parking Lots and Parking Garages.

The foregoing uses are permitted by right, subject to site plan review.

- iii.) Hotel.

This use is permitted by special use permit, together with site plan review.

- iv.) Rental Multi-Family Housing.

This use is permitted under the Mixed Use Overlay District Regulations, subject to site plan review.

Based upon the above information, all of the planned uses for the Kingstonian Project are permitted under the current City of Kingston Zoning Law.

The conveyance of land by the City of Kingston may occur in association with this project. Accordingly, a Lot Line Revision (subdivision) may be necessitated and it is submitted that the same is lawfully governed and permitted under the City of Kingston Subdivision Regulations.

With respect to the applicable sections of the City of Kingston Zoning Law which will further direct the review of the permit with respect to any necessary area variances, site plan, special use permit, floodplain development permit, notice of preservation of action, building permit and certificate of occupancy, the following City of Kingston Zoning Law Sections are referenced: [405-17, 405-27.1, 405-26, 405-30, 405-32, 405-34, 405-37, 405-40, 405-49, 405-54, 405-55.1, 405-61, 405-63, 405-64, 405-65, 405-66].

It is noted that the foregoing sections are not meant to be offered as conclusive evidentiary information for review purposes, inasmuch as there may be additional Zoning Law Sections or City of Kingston Code Sections at variance with those set forth above, which will be considered during the pendency of project review.

V. CONCLUSION:

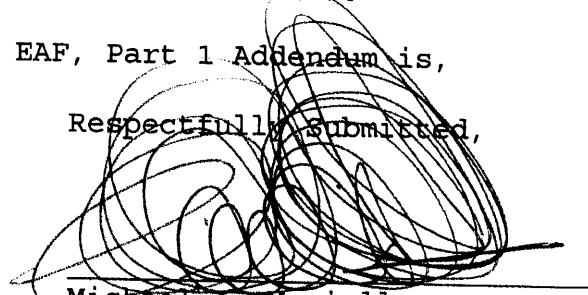
The Applicant and its consultants will work with the City of Kingston Planning Board, as well as all other involved/interested agencies and members of the public during

the SEQRA coordinated review process. Pursuant to the regulatory dictates of SEQRA, said review is to commence, "as soon as an agency receives an application for funding or approval of an action." [6 NYCRR Part 617.6(a)(1)].

Wherefore, this SEQRA Long EAF, Part 1 Addendum is,

Dated: November 27, 2018

Respectfully Submitted,



Michael A. Moriello

MAM:def

CITY OF KINGSTON PLANNING BOARD
City Hall
420 Broadway
Kingston, New York 12401

City of Kingston Common Council
Mr. James Noble
City Hall
420 Broadway
Kingston, New York 12401

New York State Department of Environmental Conservation
Ms. Kelly Turturro, Region 3 Director
21 South Putt Corners Road
New Paltz, New York 12561

Ulster County Planning Department
Mr. Dennis Doyle, Director
244 Fair Street, PO Box 1800
Kingston, New York 12401

City of Kingston Building and Safety Division
Mr. Tom Tiano, Deputy Chief
5 Garraghan Drive
Kingston, New York 12401

NYS Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Ms. Ruth L. Pierpont, Director
Peebles Island, PO Box 189
Waterford, New York 12188

Ulster County Health Department
Carol M. Smith, MD, MPH,
Commissioner
239 Golden Hill Lane
Kingston, New York 12401

City of Kingston Department of Public Works
Mr. Edward Norman, Superintendent
25 East O'Reilly Street
Kingston, New York 12401

United States Department of the Interior
Fish and Wildlife Service
Ms. Robyn Niver
3817 Luker Road
Cortland, New York 13045

United States Army Corps of Engineers
New York District
Western Permits Section
Mr. Brian Orzel
26 Federal Plaza
New York, New York 10278-0090

City of Kingston Historic Preservation
Mr. Edwin M. Ford, Historian
City Hall
420 Broadway
Kingston, New York 12401

City of Kingston Landmarks Preservation Commission
City Hall
420 Broadway
Kingston, New York 12401

City of Kingston Heritage Area Commission
City Hall
420 Broadway
Kingston, New York 12401

City of Kingston Zoning Board of Appeals
City Hall
420 Broadway
Kingston, New York 12401

City of Kingston Water Department
Ms. Judith Hansen, Superintendent
111 Jansen Avenue
Kingston, New York 12401

Mayor Steve Noble
City Hall
420 Broadway
Kingston, New York 12401

City of Kingston Fire Department
Fire Chief Mark Brown
Central Fire Station
19 East O'Reilly Street
Kingston, New York 12401

City of Kingston Police Department
Police Chief Egidio Tinti,
1 Garraghan Drive
Kingston, New York 12401

Ulster County Industrial Development Agency
PO Box 4265
Kingston, New York 12402

Kingston City Schools Consolidated
61 Crown Street
Kingston, New York 12401

Empire State Development Corporation
625 Broadway
Albany, New York 12245

Friends of Historic Kingston
63 Main Street
Kingston, New York 12401

New York State United Teachers
800 Troy-Schenectady Road
Latham, New York 12110

City of Kingston Engineering Department
John M. Schultheis, PE
City Hall
420 Broadway
Kingston, New York 12401

City of Kingston Assessor
City Hall
Mr. Daniel P. Baker
420 Broadway
Kingston, New York 12401

Heritage Area Commission
Mr. Hayes Clement
City Hall
420 Broadway
Kingston, New York 12401

New York State Department of Transportation
50 Wolf Road
Albany, New York 12232

Ulster County Department of Public Works
Mr. Thomas Jackson, Commissioner
315 Shamrock Lane
Kingston, New York 12401

City of Kingston Community Development
City Hall
420 Broadway
Kingston, New York 12401

Kingston Local Development Corporation
Ms. Amanda L. Bruck-Little, Executive Director
City Hall
420 Broadway
Kingston, New York 12401

Kingstonian Development, LLC
Mr. John A. Bonura, Jr., Member
176 Rinaldi Boulevard
Poughkeepsie, New York 12601

JM Development Group, LLC
Mr. John A. Bonura, Jr., Member
2951 US Route 9W
New Windsor, New York 12553

Herzogs Supply Co., Inc.
Mr. Brad Jordan
151 Plaza Road
Kingston, New York 12401

RE: In the Matter of the Application of Kingstonian Development, LLC and JM Development Group, LLC for Site Plan, Special Use Permit, Lot Line Revision and Mixed Use Development Approvals

SEQRA NOTICE OF INTENT TO SERVE AS LEAD AGENCY

Sir/Madam:

Pursuant to 6 NYCRR Part 617.6 (b) (3) (i) of the New York State Environmental Quality Review Act [SEQRA] Regulations, the City of Kingston Planning Board is circulating herewith the annexed Application documents, together with Part 1 of the SEQRA Long Environmental Assessment Form and related exhibits for the above referenced development project which is situate on 2.4 acres of improved lands of Herzogs Supply Co. Inc. and the City of Kingston, located at Fair Street Extension and North Front Street in the City of Kingston, New York [S/B/L Numbers 48.80-1-16, 48.80-1-25 and 48.80-1-25.120].

This project is designated as a Type 1 Action pursuant to 6 NYCRR Parts 617.4(b) (6) (iv) and 617.4(b) (9). Therefore, in accordance with 6 NYCRR Part 617.6(b) (2) (i), a coordinated review is being undertaken. The project includes a Site Development Plan Application, Special Use Permit Application, Lot Line Revision Application, Mixed Use Development Review and additional discretionary approvals, as detailed within the Application documents.

The project is located within the (C-2) Central Commercial Zoning District and the (MOU) Mixed Use Overlay Zoning District, with involved agencies being the City of Kingston Planning Board, City of Kingston Common Council, City of Kingston Zoning Board of Appeals, City of Kingston Department of Public Works, City of Kingston Historic Landmarks Commission, City of Kingston Water Department, New York State Department of Environmental Conservation, Ulster County Industrial Development Agency, City of Kingston Consolidated School District and the New York State Empire State Development Corporation.

The City of Kingston Planning Board wishes to establish itself as Lead Agency for the environmental review of this Application. Pursuant to 6 NYCRR Part 617.6(b) (3) (i) a Lead Agency is to be determined within thirty (30) calendar days of the date that the annexed materials were transmitted. Please state your agency's interest regarding selection of Lead Agency and any potential environmental effects of the proposed action.

The Planning Board wishes to expedite the designation of Lead Agency. If you agree to the Planning Board being designated as Lead Agency, please sign the enclosed copy of this letter and return it to the Planning Board at the above address as soon as possible. If your agency does not submit a written objection to the Planning Board within 30 days of the mailing date of this notification, the Planning Board will act in its capacity as Lead Agency for this project review.

Should you have any questions with regard to the review process related to this Application, please contact the City of Kingston Planning Board at (845)334-3955.

Dated: _____

Sincerely,

SUZANNE CAHILL, Planner
City of Kingston
City Hall
420 Broadway
Kingston, New York 12401

Enclosure

The _____ agrees to the designation of the City of Kingston Planning Board as Lead Agency for the above referenced project review.

By: _____

Title: _____

Date: _____